BOX 25-B

THIS INSTRUMENT PREPARED BY:
Robert F. Spann, Attorney
Washington Square, Suite 400
Nashville, TN 37201-1476

WARRANTY DEED

Instr:200006200061080 Page: 1 OF 2
REC'D FOR REC 06/20/2000 8:43:25AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $46.25

State of Tennessee)
County of Davidson)

The actual consideration of value, whichever is greater, for this transfer is $12,500.00.

Tonya R. Edens
Affiant

Sworn to and subscribed before me this 16 day of June, 2000.

NOTARY PUBLIC

My Commission Expires: 7-27-01

ADDRESS - NEW OWNER
Tonya R. Edens
4464 Upton Lane
Nashville, TN 37209

SEND TAX BILLS TO:
Same

MAP/PARCEL NUMBER:
Map 91-13
Parcel 228

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Dennis Arnold and wife, Kathy Ann Arnold**, hereinafter called "Grantor", has bargained and sold, and by these presents does transfer and convey unto **Tonya R. Edens**, hereinafter called "Grantee", her heirs and assigns, forever, a certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

A parcel of land containing 0.14 acres, 6088 square feet, more or less, being part of Lot No. 18 of Block "L" on the Map of Crolywood Subdivision, of record in Book 1130, page 65, Register's Office for Davidson County, Tennessee, and being more particularly described according to the survey of Maptech, Inc, dated 4-12-00, as follows:

Beginning at a found iron rod at the Southeast corner of said Lot No. 18, being on the Westerly margin of Croley Drive:

1. thence run South 84° 19' 40" West with the line between Lot Nos. 18 and 19 for a distance of 136.1 feet to a set iron pin at the Southwest corner of said Lot No. 18;

2. thence run North 04° 29' 08" West with the West line of said Lot No. 18 for a distance of 60.80 feet to the Northwest corner of said Lot No. 18 and the Southerly right-of-way line of Interstate 40, as shown on the plans of Federal Project No. I-40-3 (5) 201 and I-40-3 (51) 200;

3. thence run North 84° 39' 49" East with the said Southerly right-of-way line and the North line of said Lot No. 18 for a distance of 30.33 feet;

4. thence leaving said North line of Lot No. 18, run South 74° 24' 59" East with the said Southerly right-of-way line for a distance of 112.02 feet to the said Westerly margin of Croley Drive;

5. thence run South 06° 00' 00" East with the Westerly margin of Croley Drive for a distance of 20.00 feet to the point of beginning.

Being a part of the same property conveyed to Dennis Arnold and wife, Kathy Ann Arnold by deed from Lewis Ward Robey, et ux Helen Norman Robey, of record in Book 8442, page 781, said Register's Office, and by quitclaim deed from Ruby Martin Turner, she being the sole devisee under the will of Lewis Ward Robey, as of record in

Will Book 210, page 255, Probate Clerk's Office for Davidson County, Tennessee, said quitclaim deed being recorded simultaneously herewith, in the Register's Office for Davidson County, Tennessee.

This is property known as 435 Croley Drive, Nashville, TN 37209.

TO HAVE AND TO HOLD the said property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, her heirs and assigns forever; and Grantor does covenant with the said Grantee that we lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor does further covenant and bind ourselves, our heirs, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 14 day of June, 2000.

Dennis Arnold

Kathy Ann Arnold

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **Dennis Arnold and Kathy Ann Arnold**, the Bargainer, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 14 day of June, 2000.

NOTARY PUBLIC

My Commission Expires: 7-27-01

